

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

6/6/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-May 2, 2012 Meeting Minutes

Old Business:

Case No. BZA-12-0012 – Gravel - 5605 Chesapeake Way :

A variance request submitted by Allen Snell for the property located at 5605 Chesapeake Way, lot no. 7215 in the R-0 zoning district.

The applicant's case was heard at the May 2, 2012 meeting. At that time, the board tabled the variance to allow the applicant to create a barrier between the drive and the gravel, remove the gravel, or pave where the gravel is located. The applicant has chosen to pave where the gravel currently sits, so a variance is no longer required.

Case No. BZA-12-0015 – Banner exceeds total allowable – 5001 Pleasant Ave.:

A variance request submitted by Matt Ostendorf for the property located at 5001 Pleasant Ave., lot no. 197 in the R-3 zoning district.

Section 1187.06 (b)(3) of the zoning code states "One unlighted retail or sale information sign per street frontage, attached to the building face on the basis of one square foot per unit, but not to exceed fifteen square feet of total sign area. No building permit is required." The applicant would like to hang a 20' x 50' (1000 sq ft) banner across an apartment building. The maximum size allowed is 15 sq ft.

New Business:

Case No. BZA-12-0018 – Fence in side yard setback – 4504 Rita Mae Dr.:

A variance request submitted by Andrew Scheidegger, for the property located at 4504 Rita Mae Dr., lot no. 12196 in the R-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states "...fences and hedges may be located only in side or rear yards, except that on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-of-way line than the required zoning front yard depth for a principal structure." The applicant would like to construct a 4 foot split rail fence, which will extend 14 feet in the street side yard setback.

Case No. BZA-12-0020– Promotional Advertising – 6390 Dixie Hwy.:

A variance request submitted by Michael Kocheck, for Fairfield Golf Center, for the property located at 6390 Dixie Hwy., lot no. 386 in the PUD zoning district.

Section 1187.03 (j) of the zoning code only allows "...pennants, streamers and captive balloons..." subject to the issuance of a grand opening permit. The applicant would like to place flutter flags and a dancing balloon on their property.

Case No. BZA-12-0021 – Accessory Building in side yard setback – 691 Wyoming Ave.:

A variance request submitted by Rick Helsinger, for the property located at 691 Wyoming Ave., lot no. 1641 in the R-1 zoning district.

Section 1143.06 (b) of the zoning code states “In any A or R District, where a corner lot adjoins in the rear a lot fronting on the side street, no part of an accessory building or structure on such corner shall be near a side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot.” The applicant would like to construct a garage that will extend 5 feet into the side yard setback.

Case No. BZA-12-0022– Outdoor seating – 4737 Dixie Hwy.:

A variance request submitted by Rick Sizemore, for Cobblestone Tavern, for the property located at 4737 Dixie Hwy., lot no. 824 in the C-3 zoning district.

Section 1165.04 (a) of the zoning code requires that “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to offer outdoor patio seating at his establishment.

Case No. BZA-12-0023 – Accessory building over 500 sq ft. – 2584 Windage Dr.:

A variance request submitted by Bryan Dehner, for the property located at 2584 Windage Dr., lot no. 3557 in the R-0 zoning district.

Section 1143.06 (a) of the zoning code states “...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.” The applicant would like to construct a 576 sq ft garage. A variance of 76 sq ft is needed.

Other Business:

The July 2012 BZA Meeting will be held on Monday July 2, 2012.

lkm

cc: Arthur Pizzano, City Manager
Angie Jolivette, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File